

**PUBLIC NOTICE**

**NOTICE OF PUBLIC HEARING BEFORE  
THE PLANNING COMMISSION AND CITY  
COUNCIL FOR THE CITY OF SALIDA  
CONCERNING ANNEXATION, ZONING,  
PLANNED DEVELOPMENT AND MAJOR  
SUBDIVISION APPLICATIONS**

**TO ALL MEMBERS OF THE PUBLIC AND  
INTERESTED PERSONS: PLEASE TAKE  
NOTICE:** that on **October 23, 2023** at or  
about the hour of 6:00 p.m., a public hear-  
ing will be conducted by the **City of Salida  
Planning Commission** at City Council  
Chambers, 448 East First Street, Suite 190,  
Salida, Colorado and online at the follow-  
ing link: [https://attendee.gotowebinar.com/  
rt/1909092342220683277](https://attendee.gotowebinar.com/rt/1909092342220683277)

The hearing is regarding applications for  
the Flour Mill Annexation, Zoning, Planned  
Development Overlay and Major Subdivision  
submitted by and on behalf of Rob and  
Sarah Gartzman of Biker Baker Holdings,  
LLC, for the property located at 6907 County  
Road 105.

The City is currently considering the petition  
to annex and zone the subject property into  
the City. The general purpose of the hear-  
ings is to review the annexation map and  
supportive information and to consider the  
applicant's request to zone the property High  
Density Residential (R-3).

The request also includes concurrent review  
of Major Impact review applications for a  
Planned Development Overlay and Major  
Subdivision.

**The requests include:**

A. Approval of a Planned Development  
Overlay to allow the following deviations  
from the High Density Residential (R-3) zone  
district:

- Proposed subdivision with two (2) lots  
that will not front a public road, increased  
allowed density, reduced minimum lot  
size, reduced lot frontage, maximum lot  
coverage with structures (Lots 11, 12 &  
13), reduced setbacks, increased height  
(Lots 11, 12 & 13) and reduced landscap-  
ing standards for Lot 14.

B. Approval of a Major Subdivision to  
subdivide the 2 acre property into 13 resi-  
dential lots and 1 HOA owned and man-  
aged parking lot.

Any recommendation by the Planning  
Commission for the Annexation, Zoning,  
Planned Development Overlay and Major  
Subdivision shall be forwarded to the **City  
Council for review and a public hearing**  
scheduled for **December 05, 2023**, at or  
about the hour of 6:00 p.m. at City Council  
Chambers and online at the following link:  
[https://attendee.gotowebinar.com/regis-  
ter/6382995264411204366](https://attendee.gotowebinar.com/register/6382995264411204366).

Interested persons are encouraged to attend  
the public hearing. Further information on  
the applications may be obtained from the  
Community Development Department, kristi.  
jefferson@cityofsalida.com (719) 530-2626.

\*Please note that it is inappropriate to per-  
sonally contact individual City Councilors or  
Planning Commissioners, outside of the pub-  
lic hearing, while an application is pending.  
Such contact is considered ex parte commu-  
nication and will have to be disclosed as part  
of the public hearings on the matter. If you  
have any questions/comments, you should  
email or write a letter to staff, or present your  
concerns at the public meeting via the above  
GoToWebinar link so your comments can be  
made part of the record.

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